



MEMORANDUM

TO: Mayor Will Wynn and City Council Members:

Brewster McCracken – Mayor Pro Tem
Lee Leffingwell – Place 1
Mike Martinez – Place 2

Randi Shade – Place 3
Laura Morrison – Place 4
Sheryl Cole – Place 6

FROM: Maureen Meredith, Principal Planner, Neighborhood Planning and Zoning Department, 974-2695

DATE: July 30, 2008

RE: Oak Hill Combined Neighborhood Plan
Case Nos. NP-2008-0025, C14-2008-0125 (West Oak Hill), C14-2008-0129 (East Oak Hill)

Description of Backup Information

Attached you will find back-up information for the Oak Hill Combined Neighborhood Plan. This information includes:

- Attachment 1: Oak Hill Combined Neighborhood Plan Document
- Attachment 2: List of public meetings conducted during the Oak Hill planning process
- Attachment 3: NHCD Affordability Impact Statement
- Attachment 4: Future Land Use Map (FLUM)
- Attachment 5: Tracking Chart of Recommendations in the Oak Hill Plan
- Attachment 6: Official Public Comments

Oak Hill Planning Process

The Oak Hill Combined Neighborhood Plan was initiated by Council resolution (#20051020-012) on October 20, 2005.

The first planning workshop was held on November 19, 2005. Since that workshop, NPZD staff worked with community members to conduct approximately 20 public meetings. These meetings addressed planning issue areas such as: land use and zoning, parks and open space, transportation, neighborhood design,

housing, etc. Notes from all meetings were posted on the Oak Hill website and the information gathered from these meetings became the foundation for the recommendations in the Oak Hill plan.

In addition to the community meetings, staff conducted approximately 21 steering committee and planning contact team meetings.

After the land use workshops, NPZD staff worked with the Oak Hill Steering Committee and Planning Contact Team to formulate the zoning recommendations for specific sites in the planning area.

The following is a timeline of important dates in the Oak Hill Combined Neighborhood planning process:

Oak Hill Plan Public Meetings Timeline:

- September 27, 2005 – Pre-planning stakeholder meeting
- November 19, 2005 – First Workshop: Strengths, Opportunities, Challenges
- January 2006 through August 2007 – 17 issue workshops (vision and goals, land use, transportation, parks/open space, etc.)
- April 12th and April 26th, 2007 - Presentation of a draft Future Land Use Map (FLUM) and proposed zoning maps for public comment
- June 23, 2007 - Open House Meeting: NPZD staff presented a draft plan document and the revised FLUM based on the comments received from the April meetings
- March 31, 2008 – Special Information meeting held to address general comments received during comment period.
- April 29, 2008 – Future Land Use Map (FLUM) meeting to address FLUM comments received during comment period.
- May 14, 2008 – Final Open House: Presented the final plan document and FLUM.

Other landmark planning process dates:

- September 9, 2007 – Deadline for comments on the June 23, 2007 draft plan document and FLUM.
- September, October, November, and December of 2007 – NPZD staff met with members of the Oak Hill Planning Contact team to review the Oak Hill Plan document chapter-by-chapter.
- December 13, 2007 City Council hearing - OHPCT team members David Richardson, Mickey Bentley and Frank Bomar spoke to Council to request additional time to review the Oak Hill Plan. Council granted them an additional three months.
- March 15, 2008 – Deadline for stakeholder comments on the revised plan document and FLUM.

Early Formation of the Oak Hill Planning Contact Team (OHPCT)

NPZD staff anticipated completing the plan and FLUM in June 2007 and then seeking plan adoption by the end of September 2007. Because some previous planning areas had difficulty forming a PCT team after plan adoption, staff decided to transition the existing steering committee into the planning contact team in order to have a team in place by the plan's adoption. By-laws were adopted by the OHPCT on May 31, 2007.

Issues of Concern Expressed by Neighborhood Stakeholders

Previous Issues

When NPZD staff reviewed the plan document with the planning contact team from September through December 2007, some members wanted to make amendments to existing City policies and development code regulations through the neighborhood plan document. NPZD staff explained that neighborhood plans have to be consistent with existing city policies.

Some stakeholders believed that if the existing zoning of a property was of higher intensity than a land use recommendation on the FLUM, then the property would be "non-conforming". NPZD staff made it clear to stakeholders that this was not the case.

Some stakeholders believed that the new land use categories of Neighborhood Mixed Use (NMU) and Neighborhood Commercial (NC) would limit all existing and proposed uses to a maximum of 5,000 sq. ft. NPZD staff made it clear to stakeholders that the new ordinance allows only a few LR uses (restaurant, general, personal improvement services, and general retail sales, general) of limited size in the LR zoning district.

Current Issues

Members of the Oak Hill Planning Contact Team (OHPCT), Oak Hill Association of Neighborhood (OHAN), and Oak Hill Business and Professionals Association (OHBPA) have expressed dissatisfaction with the FLUM. See attached resolutions from each organization.

Representatives from the Save Our Springs Alliance have expressed concern that the recommendations on the FLUM are too intense for its location over Drinking Water Protection Zone (DWPZ).

Survey Results

The Neighborhood Planning and Zoning Department sends a survey to planning area residents at the end of the planning process. This survey intends to assess stakeholders' satisfaction with the plan and their agreement with its recommendations. Below are the results to the following questions:

Please rate your level of support for the Oak Hill Combined Neighborhood Plan based on how the goals and recommendations in the final plan represent your concerns:

	Response Percent	Response Count
Fully Supportive	24.8%	39
Generally Supportive	41.4%	65
Generally Unsupportive	21.0%	33
No Support	5.7%	9
Unfamiliar with the plan	7.0%	11
Total		157

Are you satisfied with the Oak Hill Combined Neighborhood Plan planning process?

	Response Percent	Response Count
Very happy/satisfied	15.9%	25
Satisfied	21.7%	34
Neutral	26.8%	42
Dissatisfied	13.4%	21
Very dissatisfied/unhappy	11.5%	18
Did not participate in the process	10.8%	17
Total		157

Oak Hill Plan Summary of Chapters

Vision and Goals

This section of the plan states the Oak Hill vision statement and lists all the goals, objectives, and recommendations to be addressed in the chapters of the plan.

Chapter 1: Plan Overview

This chapter outlines the plan structure and content, in addition to listing the 18 land use planning principles that guides land use recommendations. In addition, this chapter lists other plans and city initiatives, such as the Austin Tomorrow Plan (1979) and The Oak Hill Area Study (1985), whose recommendations were taken into consideration during the planning process.

Chapter 2: The Neighborhood in Context

This chapter provides a brief history of the area, known historical sites, and demographic profile of Oak Hill planning area as compared to the Urban Core and the City of Austin. In general, Oak Hill stakeholders are more educated and have higher incomes than Urban Core and City residents. The end of the chapter briefly describes the environmental sensitive nature of the planning area, which is located over The Edwards Aquifer.

Chapter 3: The Planning Process

This chapter describes the planning process, outlines the results of the initial survey, describes the community outreach, and explains the formation of the steering committee and the planning contact team.

Chapter 4: Development in the Barton Springs Zone

This chapter outlines how development affects water quality; provides general information on State, Federal, and City of Austin water quality regulations; regional water quality initiatives; and general information on City's comprehensive plan in relation to the Oak Hill Planning Area.

Chapter 5: Public Utilities and Development Patterns

The chapter briefly explains the history of how centralized utility services were extended throughout Oak Hill and reviews City programs and regulations that address erosion and stormwater.

Chapter 6: Land Use and Development

This chapter provides the environmental context for proposed land use and zoning recommendations; recommendations for sustainable building practices, prohibition of high-risk land uses, outlines future land use recommendations by major roadways, provides stakeholder comments on the proposed Town Center at the "Y" (the intersection of U.S. Highway 290 West and State Highway 71), information on the Station Area Planning Process in the event a location for a Transit Oriented Development (TOD) is determined; and additional requirements, such as additional restrictions on mobile food establishments and a front yard parking restriction within the planning area boundary.

Land use recommendations attempt to balance the community's desire for more commercial services with the recognition that water quality and environmental protection should also be considered for properties rezoned through the planning process, in addition to future zoning changes.

Chapter 7: Transportation and Infrastructure

This chapter provides information on the effect of long range transportation plans on the planning area; an overview of recommendations concerning major roadways in the area; recommendations for pedestrian and bicycle facilities, traffic calming, street extensions and public transportation recommendations.

Chapter 8: Housing

This chapter provides information on existing housing types and stock in Oak Hill; existing affordable housing and constraints to creating affordable housing in an environmentally sensitive area.

Chapter 9: Neighborhood Design

This chapter provides information on the character of Oak Hill, lists stakeholder priorities regarding the Commercial Design Standards and Guidelines, Residential Design Tools, front yard parking restrictions, and notes that the stakeholders choose not to opt-in properties for vertical mixed use during the planning process.

Chapter 10: Parks, Trails, and Open Space

This chapter provides general information about existing parks and greenbelts in the planning area, in addition to stating the desire for more active open space, such as ball fields and the desire for more extensive trails to connect key locations throughout the planning area along creeks.

Chapter 11: Community Life

This chapter provides information on historic preservation, public safety, public services, and schools.

Chapter 12: Implementation

This chapter simply states that the planning contact team will be the stewards of the plan after adoption, thus will be the primary organization responsible for implementing the recommendations within their purview in the plan. In addition to the planning contact team, the NPZD implementation planner will facilitate coordination between contact teams, city departments, and other agencies to implement plan recommendations.

Planning Commission Recommendation

The Oak Hill Combined Neighborhood Plan was approved by the Planning Commission on July 8, 2008. Changes recommended by the Planning Commission have been reflected on the Future Land Use Map (FLUM) and the plan document.

Attachments